

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING FOR:

1.) THE RELOCATION AND CORRECTION OF THE SPECIAL EXCEPTION FOR SERVICE STATION GRANTED IN CASE NO. 4483RX. FOR PARCEL NO. 1, TO PROPERLY INCLUDE THE FRONT OF THE BUILDING AND SITE

Beginning for the same in the centerline of the Old York Road, (Md. Rte. No. 439), at a distance measured southwesterly 143.73 feet along said centerline from its intersection with the centerline of West Liberty Road, said point also being on the zoning line between RC-2 and BL-CR Zones as shown on Baltimore County Zoning Map NE-36A; thence leaving said Old York Road and running parallel with the northernmost wall of the existing service station and automotive sales office and thirty feet distant northerly therefrom South 75 degrees 57 minutes 30 seconds East 77.05 feet to a point in line with the interior wall separating the sales office from the service garage; thence passing through said wall to include said sales office South 14 degrees 02 minutes 30 seconds West 100.00 feet; thence North 75 degrees 57 minutes 30 seconds West 90.44 feet to intersect the centerline of the Old York Road and the zoning line previously mentioned; thence binding on said centerline and on said zoning line North 21 degrees 40 minutes East 100.89 feet to the place of beginning.

Containing 0.1923 Acres of Land, more or less.



#86

REVISED PLANS
OFFICE COPY

10/7/86
UCR

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING FOR:

2.) THE RELOCATION AND EXTENSION OF THE SERVICE GARAGE SPECIAL EXCEPTION, ORIGINALLY PARCEL NO. 2, TO COVER THE ENTIRE BL-CR PART OF THE SITE, EXCEPT THAT COVERED BY THE CORRECTED SPECIAL EXCEPTION FOR SERVICE STATION IN (1.) AND

3.) THE SALE OF USED CARS AND TRUCKS AS AN ACCESSORY USE TO AN EXISTING, CORRECTED AND PROPOSED EXPANDED SERVICE GARAGE SPECIAL EXCEPTION USE, (CASE NO. 4483RX), WITH THE USE OF AN EXISTING ACCESSORY STRUCTURE AS THE USED CAR SALES OFFICE WITH THE CONTINUOUS DISPLAY OF TEN (10) OR MORE USED MOTOR VEHICLES, ALL AS SHOWN ON THE ATTACHED SITE PLAN

Beginning for the same at the centerline of the Old York Road, (Md. Rte. No. 439), at a distance measured southwesterly 70 feet from its intersection with the centerline of West Liberty Road, said point being opposite the northernmost corner of the property now under petition; thence binding on the line between R.C. 2 Zone and the B.L. C.R. Zone as shown on Zoning Map NE 36-A, the five following courses and distances:

- 1.) Binding on the centerline of said Old York Road, South 21 degrees 40 minutes West 168 feet;
- 2.) South 68 degrees 20 minutes East 250 feet;
- 3.) North 21 degrees 40 minutes East 105 feet;
- 4.) South 68 degrees 20 minutes East 12 feet, and
- 5.) North 08 degrees 56 minutes 34 seconds East 85.66 feet to the northernmost property line of this parcel; thence leaving said zoning line and binding for the most part on said northernmost property line North 73 degrees 10 minutes West 244 feet to the place of beginning.

Containing 1.0297 Acres of Land, more or less.

Saving and excepting therefrom all that 0.1923 Acre Parcel described in (1.) for the relocation and correction of the special exception for a service station.



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DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING FOR:

4.) TO RELOCATE AND PROVIDE AN ACCESS ROAD AS ORIGINALLY APPROVED IN THE BL ZONE ALONG THE SOUTH SIDE OF THE BL-CR ZONING LINE, PARTIALLY WITHIN THE CURRENT RC-2 ZONE, TO REACH THE REAR SERVICE GARAGE PARCEL AS ORIGINALLY PROVIDED FOR IN CASE NO. 4483RX, AND THE CONTINUANCE OF A PARKING LOT AND CAR STORAGE IN THE RC-2 ZONE, ALSO ORIGINALLY WITHIN THE APPROVED BL ZONE

Beginning for the same at a point in the centerline of the Old York Road, (Md. Rte. No. 439), at a distance of 244.62 feet measured southwesterly along said centerline from its intersection with the centerline of West Liberty Road, said point also being at the westernmost corner of the parcel of land described in (1.); thence binding for the most part on the southernmost side of said parcel South 75 degrees 57 minutes 30 seconds East 105.44 feet; thence South 14 degrees 02 minutes 30 seconds West 15.00 feet; thence North 75 degrees 57 minutes 30 seconds West 107.45 feet to intersect the centerline of said Old York Road; thence binding on said centerline North 21 degrees 40 minutes East 15.13 feet to the place of beginning.

Containing 0.0367 Acres of Land, more or less.



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DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING FOR:

5.) TO CONFIRM USE AND PARKING WITHIN THE ORIGINAL BL ZONE AS GRANTED IN CASE NO. 4483RX, AND/OR A USE PERMIT FOR PARKING IN A RESIDENTIAL ZONE, I.E. IN RC-2 ZONE; TO PERMIT PARKING FOR THE SERVICE STATION AND SERVICE GARAGE WITH ACCESSORY SALE OF USED CARS AND TRUCKS, AS IN NOS. 1.) TO 4.) HEREOF (NO DISPLAY VEHICLES)

Beginning for the same in the centerline of Old York Road, (Md. Rte. 439), at a distance measured southwesterly 238.00 feet along said centerline from its intersection with the centerline of West Liberty Road, said point also being on the zoning line between RC-2 and BL-CR zones as shown on Baltimore County Zoning Map NE 36-A; thence running and binding on said zoning line and on the centerline of said Old York Road South 21 degrees 40 minutes West 79.24 feet to the southwest corner of the property; thence binding on the south property line South 68 degrees 20 minutes East 172.00 feet to a point; thence leaving said property line and binding for a part on the edge of existing macadam paving North 15 degrees 11 minutes 12 seconds West 79.75 feet to intersect the zoning line between RC-2 and BL-CR zones; thence binding on said zoning line North 68 degrees 20 minutes West 163.00 feet to the place of beginning.

Containing 0.3047 Acres of Land, more or less.



#86

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10/7/86
UCR

PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING

7th Election District

Case No. 87-274-XSPH

LOCATION: Southeast Side of Old York Road, 70 feet South of the Centerline of West Liberty Road

DATE AND TIME: Tuesday, December 30, 1986, at 11:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing to correct original Special Exception/Service Garage/Service Station's division lines (Case No. 4483-RX), to relocate and provide access to the existing Service Garage (Case No. 4483-RX), to confirm use and parking within original B.L. Zone (Case No. 4483-RX)

Petition for Special Hearing for Service Garage accessory used car sales

Petition for Special Hearing for use permit for parking in a residential zone

Petition for Special Exception for a Service Garage (Expansion)

Being the property of Ralph Coxon, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR SPECIAL HEARING
SE/S of Old York Rd., 70' S of : OF BALTIMORE COUNTY
C/L West Liberty Rd., 7th Dist.

RALPH COXON, et ux, Petitioners Case No. 87-274-XSPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 4th day of December, 1986, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Nolan, Plumhoff & Williams, Chartered, 204 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams,
Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

November 28, 1986

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING
SE/S of Old York Rd., 70' S of the c/l of W. Liberty Rd.
7th Election District
Ralph Coxon, et ux - Petitioners
Case No. 87-274-XSPH

TIME: 11:00 a.m.

DATE: Tuesday, December 30, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 8/25/86 ACCOUNT 01-615-000

AMOUNT \$ 200.00

RECEIVED FROM *Nolan Plumhoff & Williams*

FOR SE + SPH - Coxon #86

6143 *** 223001 3206F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

December 19, 1986

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams, Chartered
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING
SE/S of Old York Rd., 70' S of the c/l of W. Liberty Rd.
7th Election District
Ralph Coxon, et ux - Petitioners
Case No. 87-274-XSPH

Dear Mr. Williams:

This is to advise you that \$134.41 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 12/30/86 ACCOUNT 01-615-000

SIGNS RETURNED (4) AMOUNT \$ 134.41 CASH

RECEIVED FROM *Mr. Ralph Coxon*

ADVERTISING & POSTING COSTS RE CASE 87-274-XSPH

FOR 87-274-XSPH

VALIDATION OR SIGNATURE OF CASHIER

PETITIONER'S EXHIBIT

PARKING NOTES: (Section 409.4)

1. THE LAND SO USED MUST ADJOIN OR BE ACROSS AN ALLEY OR STREET FROM THE BUSINESS OR INDUSTRIAL ZONE.
2. PASSENGER VEHICLES, EXCLUDING BUSES, MAY USE THE PARKING AREA.
3. NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
4. LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, COLOR, OR ILLUMINATION, GLARE, AND INTERFERENCE, AS REQUIRED.
5. ACCESSORY USE, SUCH AS WALLS, FENCES, PLANTING AND OTHERWISE, SHALL BE PERMITTED IF DEEMED ADVISABLE BY THE OFFICE OF PLANNING.
6. A PAVED SURFACE, PROPERLY DRAINED, SHALL BE PROVIDED.
7. A SATISFACTORY PLAN SHOWING PARKING ARRANGEMENT AND VEHICULAR ACCESS MUST BE PROVIDED.
8. METHOD AND LEVEL OF OPERATION, PROVISION FOR MAINTENANCE, AND PERMITTED HOURS OF USE SHALL BE SPECIFIED, AND REGULATED AS REQUIRED.

VICINITY SKETCH
SCALE: 1" = 100'

NOTES:

Parking Req'd. (All Spaces 5' x 10')

- Office 10.4' x 20.3' = 211/300 = 1 Space
- Office 16.2' x 12.3' = 199/300 = 1 Space
- Sales 14' x 40.2' = 563/300 = 3 Spaces
- Shop 76.9' x 40.2' = 3091/200 = 11 Spaces

Total = 16 Spaces - 16 Sp. Provided

Employees: 5, Hours 9 to 5

PLAY TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING, FOR:

1. THE REDUCTION AND CORRECTION OF THE SPECIAL EXCEPTION FOR THE SERVICE STATION GRANTED IN CASE NO. 44832 FOR PARKING IN LOT 1 TO PROPERLY INCLUDE THE FRONT OF THE BUILDING AND DRIVE.
2. THE REDUCTION AND EXTENSION OF THE SERVICE STATION SPECIAL EXCEPTION, ORIGINALLY PARCEL NO. 2, TO COVER THE ENTIRE 10.4' x 20.3' OF THE SITE, EXCEPT THAT COVERED BY THE CORRECTED SPECIAL EXCEPTION FOR SERVICE STATION IN (1).
3. THE SALE OF USED CARS AND TRUCKS AS AN ACCESSORY USE TO THE EXISTING CORRECTED AND PROPOSED EXCEPTED SERVICE STATION SPECIAL EXCEPTION USE, (CASE NO. 44832), WITH THE USE OF AN EXISTING ACCESSORY STRUCTURE AS THE USED CAR SALES LINE, PARTIALLY WITHIN THE ACCESS ROAD AS ORIGINALLY APPROVED IN THE BL-CR ZONE, ALONG THE SOUTH SIDE OF THE BL-CR CASE NO. 44832 WITHIN THE CURRENT RC-2 ZONE, TO REACH THE REAR SERVICE GARAGE, PARCEL AS ORIGINALLY PROVIDED FOR IN CASE NO. 44832.
4. TO CORRECT USE AND PARKING WITHIN THE ORIGINAL BL ZONE AS GRANTED IN CASE NO. 44832, AND/OR A USE PERMIT FOR PARKING IN THE RESIDENTIAL ZONE, I.E. IN RC-2 ZONE, TO PERMIT PARKING FOR THE SERVICE STATION AND SERVICE GARAGE WITH EXCESSIVE SALE OF USED CARS AND TRUCKS AS IN ZONE, (1.) TO (4.) IN AN RC-2 ZONE.

#86

REVISED PLANS
OFFICE COPY

10/7/86

WCR

COXON PROPERTY

7TH ELECTION DISTRICT, BALTIMORE COUNTY, MD.
SCALE: 1" = 50'

SEPTEMBER 1, 1986
2ND COUNCILMANIC DIST.

MARRIAGE REQUESTED FROM SECTIONS 233.2 AND 102.2 TO PERMIT A DISTANCE BETWEEN EXISTING STRUCTURES OF 27 FEET IN LIEU OF THE REQUIRED 60 FEET

NOTE: SPECIAL EXCEPTION GRANTED FOR SERVICE STATION & SERVICE GARAGE: NO 4483-RX

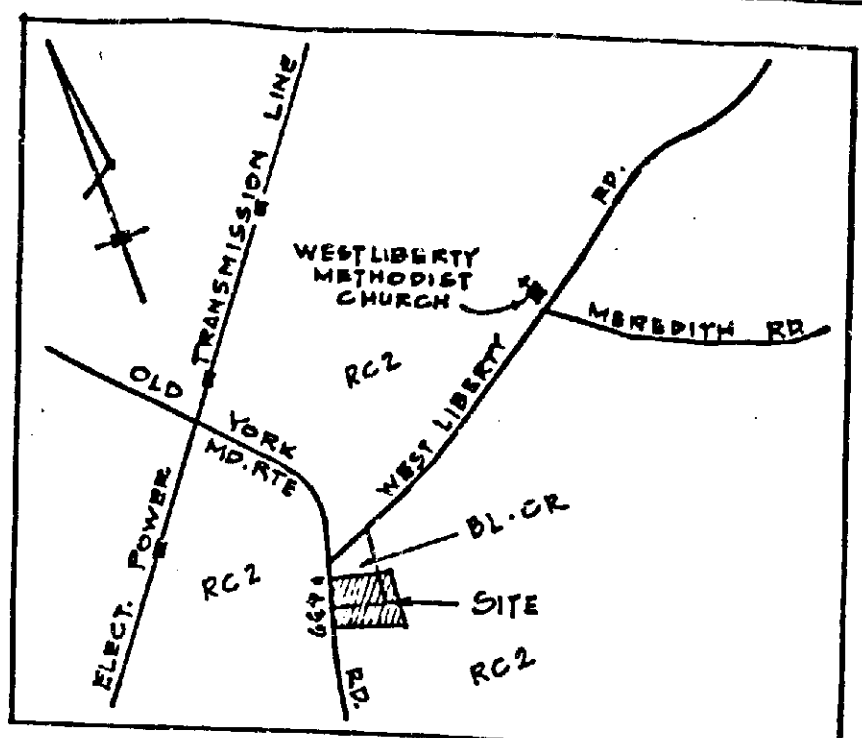
OWNER: RALPH COXON
20701 WEST LIBERTY ROAD
WHITE HALL, MD. 21161

SURVEYOR: JOHN DEW
16350 MATTHEWS RD.
MONKTON, MD. 21111

Tar & Chip Paving may
be used in lieu of
Macadam Paving if
County Regulations Permit

PARKING NOTES:
(Section 409.4)

- A. THE LAND SO USED MUST BE USED IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE CITY OF CHICAGO'S ORDINANCES RELATIVE TO THE BUSINESS AND INDUSTRIAL DISTRICTS.
- B. NO PASSENGER VEHICLES, INCLUDING BUSES, MAY BE USED FOR PARKING AREA.
- C. NO LAUNDRY SERVICES, INCLUDING BUT NOT LIMITED TO LAUNDRY, SHALL BE PERMITTED.
- D. LIGHTING SHALL BE REGULATED AS TO LOCATION, COLOR, COULDS OF ILLUMINATION, GLARE, AND INTENSITY, AS SPECIFIED.
- E. SCREENING BY A WALL, FENCE, PLANTING AND/OR OTHERWISE SHALL BE REQUIRED AS DEEMED APPROPRIATE BY THE BOARD OF PLANNING.
- F. A PAVED SURFACE, PROPERLY MAINTAINED, SHALL BE REQUIRED.
- G. A SIGNIFICANT FACTOR IN PLANNING PARKING ARRANGEMENTS AND VEHICULAR ACCESS MUST BE PROVIDED.
- H. RETENTION AND AREA OF OPERATION, PROVISION FOR TRAFFIC AND THE PERMITTED TYPE OF USE SHALL BE SPECIFIED, AND REGULATED AS REQUIRED.



NOTES:

Parking Req'd. (All Spaces 5' x 10')
 Office 10.4' x 20.3' = 211/300 = 1 Space
 Office 16.2' x 12.3' = 199/300 = 1 Space
 Sales 14' x 40.2' = 563/200 = 3 Spaces
 Shop 76.9' x 40.2' = 3091/200 = 11 Spaces
 Total = 16 Spaces - 16 Spn. Provided
 Employees 5, Hours 9 to 5

PLAY TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION AND SPECIAL HEARING, FOR:

1. THE RELOCATION AND CONSTRUCTION OF THE SPECIAL EXCEPTION FOR SERVICE STATION GRANTED IN CASE NO. 40,628,791 FOR PARCELS NO. 1,1 TO 1,10,100,101,102,103,104,105,106,107,108,109,110,111,112,113,114,115,116,117,118,119,120,121,122,123,124,125,126,127,128,129,130,131,132,133,134,135,136,137,138,139,140,141,142,143,144,145,146,147,148,149,150,151,152,153,154,155,156,157,158,159,160,161,162,163,164,165,166,167,168,169,170,171,172,173,174,175,176,177,178,179,180,181,182,183,184,185,186,187,188,189,190,191,192,193,194,195,196,197,198,199,200,201,202,203,204,205,206,207,208,209,210,211,212,213,214,215,216,217,218,219,220,221,222,223,224,225,226,227,228,229,230,231,232,233,234,235,236,237,238,239,240,241,242,243,244,245,246,247,248,249,250,251,252,253,254,255,256,257,258,259,260,261,262,263,264,265,266,267,268,269,270,271,272,273,274,275,276,277,278,279,280,281,282,283,284,285,286,287,288,289,290,291,292,293,294,295,296,297,298,299,300,301,302,303,304,305,306,307,308,309,310,311,312,313,314,315,316,317,318,319,320,321,322,323,324,325,326,327,328,329,330,331,332,333,334,335,336,337,338,339,340,341,342,343,344,345,346,347,348,349,350,351,352,353,354,355,356,357,358,359,360,361,362,363,364,365,366,367,368,369,370,371,372,373,374,375,376,377,378,379,380,381,382,383,384,385,386,387,388,389,390,391,392,393,394,395,396,397,398,399,400,401,402,403,404,405,406,407,408,409,410,411,412,413,414,415,416,417,418,419,420,421,422,423,424,425,426,427,428,429,430,431,432,433,434,435,436,437,438,439,440,441,442,443,444,445,446,447,448,449,450,451,452,453,454,455,456,457,458,459,460,461,462,463,464,465,466,467,468,469,470,471,472,473,474,475,476,477,478,479,480,481,482,483,484,485,486,487,488,489,490,491,492,493,494,495,496,497,498,499,500,501,502,503,504,505,506,507,508,509,510,511,512,513,514,515,516,517,518,519,520,521,522,523,524,525,526,527,528,529,530,531,532,533,534,535,536,537,538,539,540,541,542,543,544,545,546,547,548,549,550,551,552,553,554,555,556,557,558,559,560,561,562,563,564,565,566,567,568,569,570,571,572,573,574,575,576,577,578,579,580,581,582,583,584,585,586,587,588,589,590,591,592,593,594,595,596,597,598,599,600,601,602,603,604,605,606,607,608,609,610,611,612,613,614,615,616,617,618,619,620,621,622,623,624,625,626,627,628,629,630,631,632,633,634,635,636,637,638,639,640,641,642,643,644,645,646,647,648,649,650,651,652,653,654,655,656,657,658,659,660,661,662,663,664,665,666,667,668,669,670,671,672,673,674,675,676,677,678,679,680,681,682,683,684,685,686,687,688,689,690,691,692,693,694,695,696,697,698,699,700,701,702,703,704,705,706,707,708,709,710,711,712,713,714,715,716,717,718,719,720,721,722,723,724,725,726,727,728,729,730,731,732,733,734,735,736,737,738,739,740,741,742,743,744,745,746,747,748,749,750,751,752,753,754,755,756,757,758,759,760,761,762,763,764,765,766,767,768,769,770,771,772,773,774,775,776,777,778,779,780,781,782,783,784,785,786,787,788,789,790,791,792,793,794,795,796,797,798,799,800,801,802,803,804,805,806,807,808,809,810,811,812,813,814,815,816,817,818,819,820,821,822,823,824,825,826,827,828,829,830,831,832,833,834,835,836,837,838,839,840,841,842,843,844,845,846,847,848,849,850,851,852,853,854,855,856,857,858,859,860,861,862,863,864,865,866,867,868,869,870,871,872,873,874,875,876,877,878,879,880,881,882,883,884,885,886,887,888,889,890,891,892,893,894,895,896,897,898,899,900,901,902,903,904,905,906,907,908,909,910,911,912,913,914,915,916,917,918,919,920,921,922,923,924,925,926,927,928,929,930,931,932,933,934,935,936,937,938,939,940,941,942,943,944,945,946,947,948,949,950,951,952,953,954,955,956,957,958,959,960,961,962,963,964,965,966,967,968,969,970,971,972,973,974,975,976,977,978,979,980,981,982,983,984,985,986,987,988,989,990,991,992,993,994,995,996,997,998,999,1000,1001,1002,1003,1004,1005,1006,1007,1008,1009,1010,1011,1012,1013,1014,1015,1016,1017,1018,1019,1020,1021,1022,1023,1024,1025,1026,1027,1028,1029,1030,1031,1032,1033,1034,1035,1036,1037,1038,1039,1040,1041,1042,1043,1044,1045,1046,1047,1048,1049,1050,1051,1052,1053,1054,1055,1056,1057,1058,1059,1060,1061,1062,1063,1064,1065,1066,1067,1068,1069,1070,1071,1072,1073,1074,1075,1076,1077,1078,1079,1080,1081,1082,1083,1084,1085,1086,1087,1088

COXON PROPERTY



7TH ELECTION DISTRICT, BALTIMORE COUNTY, MD.
SCALE: 1" = 50' SEPTEMBER 19, 1982
2ND COUNCILMANIC DISTRICT
VARIANCE REQUESTED FROM SECTIONS 232.2 AND 202.2
TO PERMIT A DISTANCE BETWEEN EXISTING STRUCTURES
OF 23.7 FEET IN LIEU OF THE REQUIRED 40 FEET
NOTE: SPECIAL EXCEPTION GRANTED FOR SERVICE
STATION & SERVICE GARAGE: N# 4483-RX

OWNER:
RALPH COXON
1 WEST LIBERTY ROAD
TE HALL, MD. 21161

SURVEYOR
JOHN DEW
16350 MATTHEWS RD.
MONKTON, MD. 21111

SURVEYOR
JOHN DEW
16350 MATTHEWS RD.
MONKTON, MD. 21111

~~87-274-X SPH~~

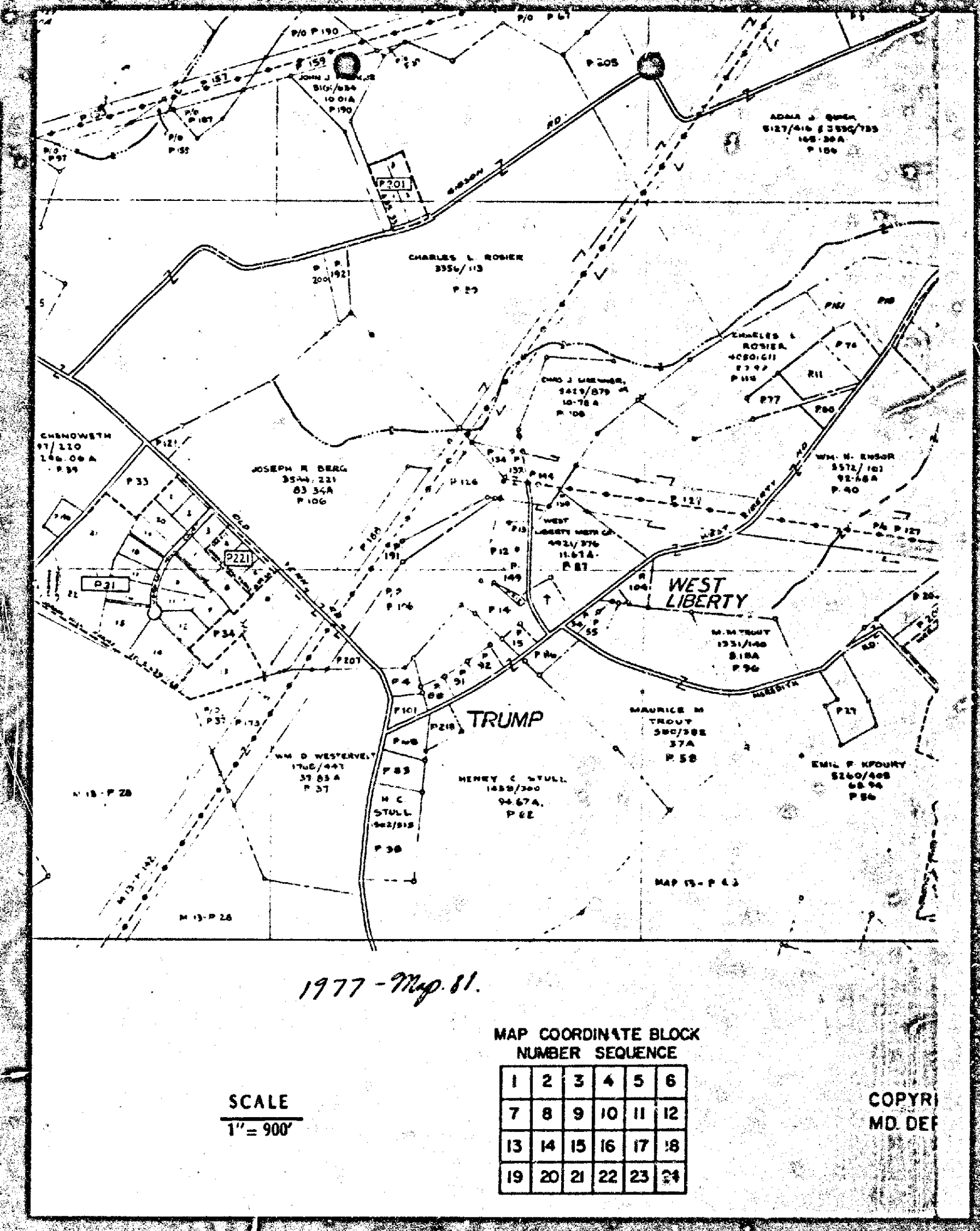
 Maryland Department of Transportation <small>MD TOP IS A PUBLIC ADMINISTRATION AND BUREAU DIVISION OF THE BALTIMORE METROPOLITAN PLAN</small>	LICENSING & CONSUMER SERVICES DIVISION (301) 787-7949	 ZONING APPROVAL FORM <small>CS-53 (3-86)</small>
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SECTION A: TO BE COMPLETED BY APPLICANT AND PRESENTED FOR APPROVAL
TO THE LOCAL ZONING AUTHORITIES IN THE COUNTY OR TOWN IN
WHICH THE BUSINESS IS TO BE CONDUCTED.

COMPANY NAME (INCLUDING TRADE NAMES) _____		PHONE NUMBER _____		
The Collectors Choice Ltd.		329-6350		
BUSINESS STREET ADDRESS _____				
20227 Old York Rd.	White Hall, MD	21161		
CITY _____	COUNTY _____	STATE _____ ZIP _____		
PROPERTY OWNER'S NAME _____		PROPERTY OWNER'S TELEPHONE # _____		
Ralph Comon		357-4210		
PROPERTY OWNER'S STREET ADDRESS _____				
20701 W. Liberty Rd.	White Hall, MD	21161		
CITY _____	COUNTY _____	STATE _____ ZIP _____		
TYPE OF BUSINESS (CHECK APPROPRIATE BLOCK)				
<table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> VEHICLE DEALERS <input type="checkbox"/> NEW <input checked="" type="checkbox"/> USED <input type="checkbox"/> TRAILER <input type="checkbox"/> MOTORCYCLE </td> <td style="width: 50%; vertical-align: top;"> TRANSPORTER OF VEHICLES <input checked="" type="checkbox"/> INSPECTION STATION <input type="checkbox"/> VEHICLE PAINTING <input type="checkbox"/> REMODELING OF VEHICLES <input checked="" type="checkbox"/> VEHICLE REPAIRS <input type="checkbox"/> INSTALLATION OF EQUIPMENT <input type="checkbox"/> OTHER _____ </td> </tr> </table>			VEHICLE DEALERS <input type="checkbox"/> NEW <input checked="" type="checkbox"/> USED <input type="checkbox"/> TRAILER <input type="checkbox"/> MOTORCYCLE	TRANSPORTER OF VEHICLES <input checked="" type="checkbox"/> INSPECTION STATION <input type="checkbox"/> VEHICLE PAINTING <input type="checkbox"/> REMODELING OF VEHICLES <input checked="" type="checkbox"/> VEHICLE REPAIRS <input type="checkbox"/> INSTALLATION OF EQUIPMENT <input type="checkbox"/> OTHER _____
VEHICLE DEALERS <input type="checkbox"/> NEW <input checked="" type="checkbox"/> USED <input type="checkbox"/> TRAILER <input type="checkbox"/> MOTORCYCLE	TRANSPORTER OF VEHICLES <input checked="" type="checkbox"/> INSPECTION STATION <input type="checkbox"/> VEHICLE PAINTING <input type="checkbox"/> REMODELING OF VEHICLES <input checked="" type="checkbox"/> VEHICLE REPAIRS <input type="checkbox"/> INSTALLATION OF EQUIPMENT <input type="checkbox"/> OTHER _____			

SECTION B: TO BE COMPLETED BY ZONING OFFICIAL TO VERIFY APPLICANT HAS
MET ALL LOCAL ZONING REQUIREMENTS TO CONDUCT THE TYPE OF
BUSINESS SPECIFIED ABOVE.

I CERTIFY, THAT THE BUSINESS OF _____	
DOES _____ DOES NOT _____	MEET ALL LOCAL ZONING REQUIREMENTS, INCLUDING THE ISSUANCE OF A USE AND OCCUPANCY PERMIT, IF REQUIRED.
SIGNED _____	
OFFICIAL CAPACITY _____	
TELEPHONE NUMBER _____	
DATE _____	



March 20, 1987

Ms. Louise C. Hughes, Manager
The Collectors Choice, Ltd.
20227 Old York Road
White Hall, Maryland 21161

RE: MVA Form - 20227 Old York Road
7th Election District
Case No. 87-274-XSPH

Case No. 87-274-XSPH

Dear Mr. Hughes:

Prior to this office approving the MVA form for a used-vehicle dealer the following must be completed.

1. Update the site plan filled with the zoning hearing including the reference to the granting date and the restrictions listed on the plan; and

2. Application and approval of an occupancy permit for a used vehicle dealer (using the updated site plan).

Application can be made in Room 100, County Office Building, 111 West Chesapeake Avenue - 494-3900.

Very truly yours,

W. CARL RICHARDS, JR,
Zoning Coordinator

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 7th Date of Posting 12/15/86
Posted for: Special Mapping - Special Execution -
Petitioner: Ralph Coxsey, et al.
Location of property: SE 1/4 Old York Rd., 70' S. of Liberty Rd.
Location of Signs: Facing Old York Rd., approx. 10' from road way. All signs attached to road fence surrounding property at Rd. corner.
Remarks: Signs attached to fence. No poles used. Permitted by owner.
Posted by: M. B. Brady Signature _____ Date of return: 12/16/86
Number of Signs: 4

PETITIONS FOR
 SPECIAL EXCEPTION
 AND SPECIAL HEARING
 To the Executive Director
 File No. 87-232581

LOCATION: Southeast Side of
 Old York Road, 70 feet East of
 the Cornerstone of West Limer Road
 10' AND TIME: Tuesday, December
 20, 1966, at 11:00 A.M.
 PUBLIC HEARING: Room 106
 Chesapeake Avenue, Towson,
 Maryland

The zoning Commission of Baltimore
 County, by resolution of the Planning
 and Zoning Commission of Baltimore
 County, will hold a public hearing
 Petition for Special Hearing to con-
 sider Special Exception's driveway lane
 (Case No. 4483-2-2), as redesigning and
 Garage (Case No. 4483-2-2), as a con-
 sidering the existing driveway lane
 B.L. Zone (Case No. 4483-2-2).
 Petition for Special Hearing for Ser-
 vice Garage accessory and car main-
 tenance
 Petition for Special Hearing for a
 permit for parking in a residential zone
 Petition for Special Hearing for a
 Service Garage (Exemption)
 Being the property of Baltimore
 County, shown on plat plan filed with
 the zoning office.

In the event that this Petition(s) is
 granted, it is holding permit may be
 issued within the thirty (30) day appeal
 period. The zoning Commission
 hereby, however, reserves any right
 for a day of the appeal period
 during this period for trial and
 shown. Such permit may be entered
 as writing by the date of the hearing on

By Order of
 DONALD FARLOW
 Zoning Commissioner
 Baltimore County

12/12/66 Dec. 11.

CERTIFICATE OF PUBLICATION

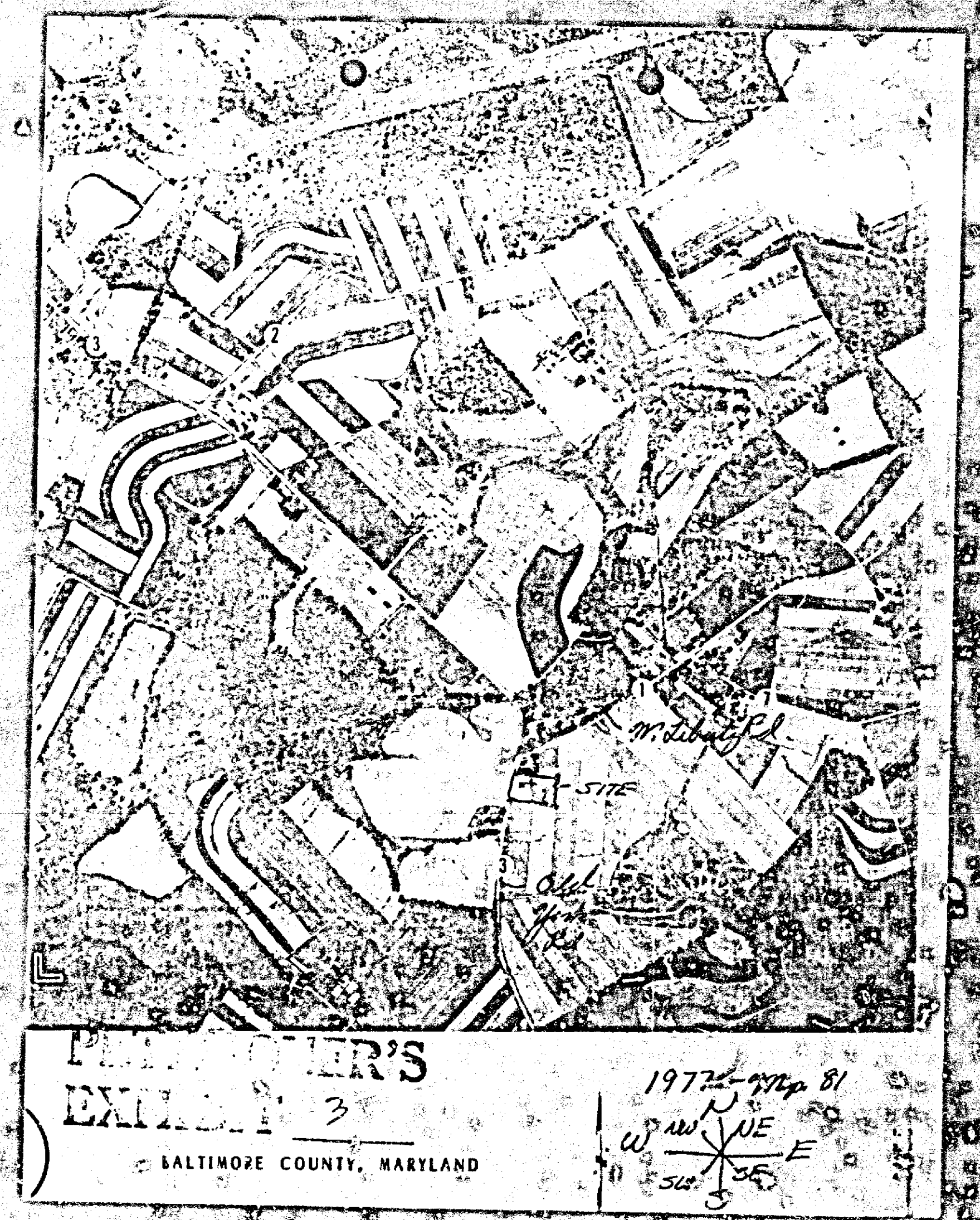
TOWSON, MD., December 11, 1966

THIS IS TO CERTIFY, that the annexed advertisement was
 published in THE JEFFERSONIAN, a weekly newspaper printed
 and published in Towson, Baltimore County, Md., appearing on
 December 11, 1966.

THE JEFFERSONIAN,

Susan Sinden Osoy
 Publisher

Cost of Advertising
 30.25



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commission Date: December 17, 1986
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-274-XSPH

This office is not opposed to the granting of the petitioner's requests.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

RECEIVED
DEC 18 1986
ZONING OFFICE

SUPPLEMENTAL PARKING NOTES - COXON PROPERTY
(Section 409.4)

- The land is immediately contiguous, was formerly zoned B.L., was incorrectly downshifted, and has long been used for accessory parking to serve the service garage and the service station.
- Only passenger vehicles will use the area.
- No loading or other services shall be permitted other than passenger vehicle parking.
- Lighting is non-intensive, and directed away from other uses, and there are no close uses only farming operations, primarily open fields.
- Screening shall be by means of proposed hybrid popular screening.
- A macadam surface properly drained shall be provided.
- This site plan shows the proposed vehicle parking arrangement long used, as well as long established access.
- The method of operation will be far less intensive than under former ownership, the lot will be properly maintained as is the entire site, and the hours of operation will be the same as the service garage, service station.

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(Section 409.4)

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FRONT OF COXON
PROPERTY
SERVICE GARAGE
AND
SERVICE STATION

Coxon Property.
Requested BRAC
and
Special Exception
for
USED CAR AREA
IN-7

EXISTING USED CAR
AREA - NW
CORNER OF PROPERTY
ADJACENT
TO
COUNTRY CONVENIENCE
STORE

SOUTH SIDE OF
EXISTING SERVICE
STATION AND
GARAGE

ITEM #86

SPH SIGN #1:

- To correct original Special Exception's/Service Garage/Service Station division lines (Case #4483-RX)
- To relocate and provide access to the existing Service Garage (Case #4483-RX).
- To confirm use and parking within original B.L. zone (Case #4483-RX).

SPH SIGN #2:

For Service Garage accessory used car sales.

SPH SIGN #3:

Use permit for parking in a residential zone.

SPECIAL EXCEPTION #4:

Special Exception for a Service Garage (Expansion)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 18, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
MEMBERS
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 86 - Case No. 87-274-XSPH
Petitioner: Ralph Coxon, et ux
Petitions for Special Exception and
Special Hearing

Dear Mr. Williams:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: John Dew, Surveyor
16350 Matthews Road
Monkton, Maryland 21111



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

YED ZALESKI, JR.
DIRECTOR

September 16, 1986

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #86 Zoning Advisory Committee Meeting are as follows:
Property Owner: Ralph Coxon, et ux
Location: SR/S Old York Road, 70 feet S c/l W. Liberty Rd.
District: 7th.

APPLICABLE TYPES ARE CIRCLED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.P.S.I. #117-1 - 1985) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.
- Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- All the Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4, the Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line. No openings are permitted in an exterior wall.
- The structure does not appear to comply with Table 505 for permissible height/area. Apply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 200 and have your Architect/Engineer contact this department.
- The requested variance appears to conflict with Section 609.0 of the Baltimore County Building Code.
- When filing for a required Change of Use/Compatibility Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of use Groups are from the Building Code.
- The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 510.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basements.
- Comments: Garages shall comply to Section 609.0. See Section 505.2 if the structure is a spanned.

These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 127 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burman
Ch. E. Burman, Chief
Building Plans Review

J. EARLE PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM M. HEDSON, JR.
THOMAS J. KEMNER
WILLIAM P. ENGELBART, JR.
STEPHEN J. NOLAN
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
DOUGLAS L. BURGESS

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 823-7800

OF COUNSEL
CHAIRMAN
RALPH E. DETZ
9026 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
(301) 827-2000
RUSSELL J. WHITE

October 9, 1986

HAND DELIVERY

Mr. Carl Richards
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Coxon - Old York Road
Petition and Plat Revisions

Dear Carl:

Thank you for sitting down with me the other evening and reviewing all the materials.

Please find enclosed an original and three (3) copies of the second page of the Petition, Addendum to Petition for Special Exceptions and Special Hearing, with numbers 4 and 5 corrected as discussed. Also enclosed are the revised, particularized 409.4 notes that we discussed. If these are acceptable, I would suggest that we attach them as an exhibit to the site plan, rather than redoing the plats again.

It will be appreciated if you will review these materials and let me have your comments. Also, it will be appreciated if Jim Dyer and Betty will check with me and you before setting in the case to be absolutely sure that we can use the descriptions, relief, etc.

Finally, please let me see how you combine descriptions 2 and 3 as we discussed.

Thank you and best regards.

Sincerely,
Newton A. Williams
Newton A. Williams

NAN:yim
Enclosures
cc: Mr. Ralph Coxon (w/encl.)
Mr. John Dew (w/encl.)

SUPPLEMENTAL PARKING NOTES - COXON PROPERTY
(Section 409.4)

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- Screening shall be by means of proposed hybrid poplar screening.
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ADDENDUM TO PETITION FOR
SPECIAL EXCEPTIONS AND SPECIAL HEARING

- The relocation and correction of the Special Exception for service station granted in Case No. 4483RX for Parcel No. 1 to properly include the front of the building and site.
- The relocation and extension of the service garage special exception, originally Parcel No. 2, to cover the entire BL-CR part of the site, except that covered by the corrected special exception for service station in (1.).
- The sale of used cars and trucks as an accessory use to an existing, corrected and proposed expanded service garage special exception use, (Case No. 4483RX), with the use of an existing accessory structure as the used car sales office, with the continuous display of ten (10) or more used motor vehicles, all as shown on this site plan.
- To relocate and provide an access road as originally approved in the BL zone, along the south side of the BL-CR line, partially within the current RC-2 zone, to reach the rear service garage parcel as originally provided for in Case No. 4483RX.
- To confirm use and parking with the original BL zone as granted Case No. 4483RX, and/or a use permit for parking in a residential zone, i.e. in RC-2 zone; to permit parking for the service station and service garage with accessory sale of used cars and trucks as in Nos. (1.) to (4.) in an RC-2 zone (NO VEHICLE DISPLAY).

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- To confirm use and parking with the original BL zone as granted Case No. 4483RX, and/or a use permit for parking in a residential zone, i.e. in RC-2 zone; to permit parking for the service station and service garage with accessory sale of used cars and trucks as in Nos. (1.) to (4.) in an RC-2 zone (NO VEHICLE DISPLAY).

BAITIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

September 5, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Ralph Coxon, et ux

Location: SE/S Old York Road, 70' S. centerline W. Liberty Road

Item No.: 86

Zoning Agenda: Meeting of 9/9/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

2. A second means of vehicle access is required for the site.

3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

6. Site plans are approved, as drawn.

7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Carl D. Kelly, Jr.
Planning Group
Special Inspection Division

Noted and Approved: John F. O'Hill
Fire Prevention Bureau

/mb

RECEIVED
JAN 9 1987

J. EARLE PLUMHOFF
NEWTON A. WILLIAMS
WILLIAM H. HESSON, JR.
THOMAS J. RENNER
WILLIAM F. ENGLEHART, JR.
STEPHEN J. HOLMAN
ROBERT L. HANLEY, JR.
ROBERT B. GUSHAW
DOUGLAS L. BURGESS
LOUIS G. CLOSE, III
*ALSO ADMITTED IN D.C.

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED ZONING OFFICE
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
(301) 823-7800

9026 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
(301) 822-8126
RUSSELL J. WHITE

January 8, 1987

The Honorable Jean M.H. Jung,
Deputy Zoning Commissioner
Zoning Commissioner's Office
County Office Building
Towson, Maryland 21204

Re: Petitioners for Special Exceptions
and Special Hearings, Southeast Side
of Old York Road, 70' S. South of
the Centerline of West Liberty Road,
7th Election District, Ralph Coxon, et ux.,
Petitioners, Case No.: 87-276SPH

Dear Mrs. Jung:

First of all, on behalf of my clients, our engineer, and everyone involved in the case, we would like to thank you for having taking the time to go into the matter in considerable detail at the hearing on Tuesday, December 30, 1986.

As you requested, we are proposing the following language for the beginning and end of your Opinion and Order.

"The Petitioners, Ralph Coxon and his wife, are the owners of an improved 2.246 acre B.L., C.R. and R.C. property located on the east side of Old York Road, Maryland Route 439, south of West Liberty Road, adjoining the B.L.-C.R. zoned and utilized West Liberty Road Store on the south.

The Petitioners who are operating an existing service station service garage and allowing Mr. Spicer, the former owner to continue his used car operation on the property, are requesting the following relief in the within special exceptions and special hearings case, name, etc."

The Honorable Jean M.H. Jung
January 8, 1987
Page 2

1. The relocation and correction of the special exception for service station granted in Case no. 4483RX for Parcel 1, in the said case, to properly include the front of the long used building and site, as shown on Petitioner's Exhibit 1, a plat by surveyor John Dew, dated September 10, 1986, and as described in this case.

2. The relocation and extension of the service garage special exception, (originally Parcel No. 2 in the aforesaid Case no. 4483RX) to cover the entire B.L. - C.R. area of the site, except that covered by the corrected special exception for service station in No. 1 above, again as shown on Petitioner's Exhibit 1, the Dew Plat dated September 10, 1986, and as described in this case.

3. The sale of used car and trucks as an accessory use to an existing, corrected and proposed expanded service garage special exception use, (originally Case no. 4483RX) with the use of an existing accessory structure as the used car sales office, with the continuous display of at least 10 or more used motor vehicles, as shown on the site plan, Petitioner's Exhibit 1, the aforesaid Dew Plat, and as described in this case.

4. The relocation of an access road as originally provided in the B.L. zone along the south side of the B.L. - C.R. line, partially within the current R.C.2 zone to reach the rear service garage parcel, as originally provided for in Case no. 4483RX, and as corrected herein, again as described herein.

5. Finally, to either confirm the use and parking within the original B.L. southern portion of the site, now zoned R.C.2, as shown on the Dew Plat, as either originally granted in Case no. 4483RX, or subsequently granted on a zoning map; or a use permit for parking in a residential zone, i.e. the present R.C.2 zone, to permit parking for the service station and service garage with the accessory sale of used car and trucks as in nos 1 to 4 above, with no display of used vehicles in the R.C.2 zone.

At this point, it is my understanding that you wish to summarize the testimony of Mr. Coxon, Mr. Dew and Mr. Willemain, as given at the hearing on December 30, 1986.

Should you decide to grant all or part of the release sought, we would suggest the following form for your Order, namely:

The Honorable Jean M.H. Jung
January 8, 1987
Page 4

1. That the Petitioners shall be entitled to display at least ten (10) used motor cars and trucks as an accessory use to the service garage use as enlarged and corrected, but not more than 25 used vehicles shall be displayed on the site at any one time.

2. That the Petitioners shall work out items 1 through 4 with the State Highway Administration, as noted in the State Highway Administration's letter of September 25, 1985, included among the zoning advisory committee comments herein.

3. That the Petitioners shall have at least two (2) years from the date of this Order to work out appropriate landscaping along the northern boundary of the property, namely that portion zoned B.L. - C.R., and along the southern portion of the property to a depth of not less 172 feet from the centerline of Old York Road, namely the depth of use permit for parking area herein granted with the Current Planning Division of the Office of Planning and Zoning.

4. Such other conditions as you may feel are appropriate, if any.

In the course of dictating this letter, it became readily apparent why you wished the Petitioners to propose a form for your Order. Both Mr. Coxon and myself would be glad to consult with you further with regard to this matter, including reviewing any proposed Order before it is issued, should you wish to do this, to forestall any necessity of Amended Orders, Corrected Orders, etc.

Thanking you and your staff for your attention to this matter, I am

Respectfully,

Newton A. Williams
Newton A. Williams

cc: Mr. Ralph Coxon
Mr. John Dew
Mr. Bernard Willemain
Mr. Robert Spicer
Collector's Choice

*P.S. Let's go over it with Mr. Carl Richards
of your staff as well. Thanks.*



Maryland Department of Transportation
State Highway Administration

William K. Hollmann
Secretary
Hal Kassoff
Administrator

September 25, 1985

Mr. William Hackett,
Chairman - Board of Appeals
County Office Building
Towson, Maryland 21204

Att: James Dyer

Re: Reclassification Petitions
Cycle II - 1985
Meeting of September 17, 1985
Item #7
Property Owner: Ralph Coxon, et ux
Location: E. Side Old York Road, (Route 439)
77' SW of centerline of West Liberty Road
Existing Zoning: B.L. - C.R. and R.C. 2
Proposed Zoning: B.R. C.R. and variance for used motor vehicle outdoor sales area separated from sales agency building
Acres: 2.246
District 7th

Dear Mr. Dyer:

On review of the submittal of 8/23/85, and a field inspection, the State Highway Administration will require the site plan to be revised.

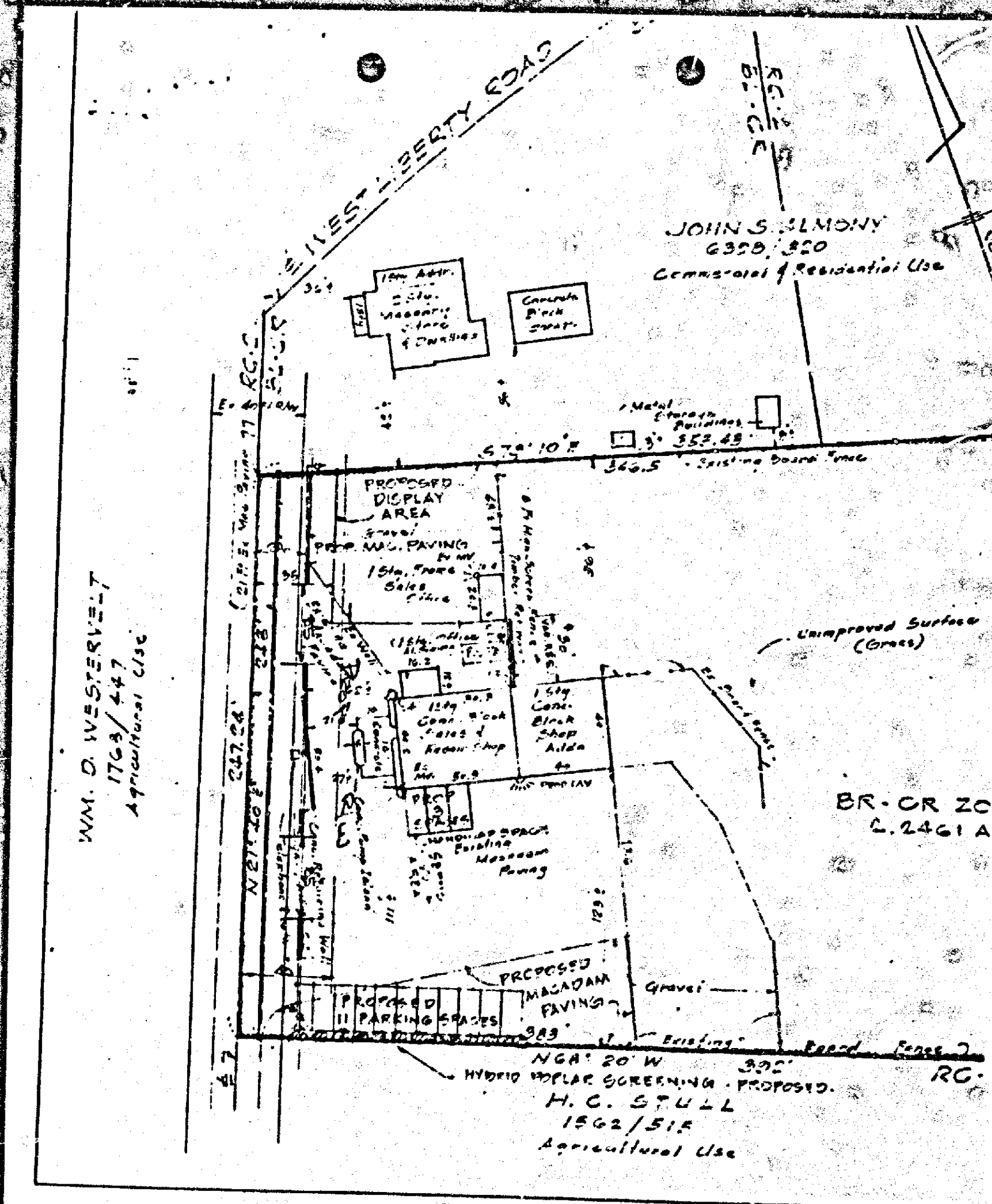
The revised plan must show the following.

1. The existing board fence constructed along the frontage of the site 24' from the centerline of Old York Road (Route 439).
2. Show a proposed 80' R/W (40' 1/2 section) on Old York Road (Route 439).
3. Establish two (2) 35' entrances and construct State Highway Administration Type "A" concrete curb between the end of the existing fence and edge of the proposed entrance.
4. Repair or replace any and all deteriorated bituminous paving within the entrance area.

It is requested the site plan be revised prior to a hearing date being set and all work within the State

Continued

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-462-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



The Honorable Jean M.H. Jung
January 8, 1987
Page 3

"Therefore, IT IS ORDERED, by the Deputy Zoning Commissioner of Baltimore County, this ___ day of January, 1987, that the herein Petitions for special exceptions and special hearings, are granted, as follows, subject to the conditions hereinafter attached, namely:

1. The original special exception for service station granted in Case no. 4483RX for Parcel No. 1 therein is relocated and corrected as shown on Petitioner's Exhibit 1, the Dew Plat, of December 10, 1986, and as described in the Dew description for that relief.

2. The special hearing for service garage as originally granted in Case no. 4483RX for Parcel No. 2 therein is hereby relocated and corrected, and further enlarged as provided herein to include the entire B.L. - C.R. part of the site, except that portion corrected for service station special exception in no. 1 hereinabove, again as shown on Petitioner's Exhibit 1, the Dew Plat, and the description attached thereto for this relief.

3. The special hearing for the accessory sale of used cars and trucks as an accessory use to an existing, corrected and enlarged service garage special exception, originally granted in Case no. 4483RX, is hereby granted with the use of an existing accessory structure as the used car office, and the Petitioner is permitted to continuous display of ten (10) or more motor vehicles, all as shown on the site plan, the Dew Plat, the Petitioner's Exhibit 1, such display and sales to be in the area of the site described in no. 2 hereinabove.

4. The Petitioner's are hereby granted a use permit for parking in a residential zone, i.e. an R.C.2 zone, in accordance with the Dew Plat, Petitioner's Exhibit 1; and in that portion of the site described in the description for the aforesaid relief, namely the R.C.2 portion of the site on the south side, as outlined in orange on the said Dew Plat, Petitioner's Exhibit 1, subject to the conditions A through H on the said plat, again as described in the Dew description for that relief, subject to conditions A. to H. on the Site Plan, Petitioner's Exhibit 1.

IT IS FURTHER ORDERED, that all of the aforesaid relief shall be subject to the following conditions:



Maryland Department of Transportation
State Highway Administration

William K. Hollmann
Secretary
Hal Kassoff
Administrator

September 10, 1986

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Att: Mr. James Dyer

Re: ZAC Meeting of 9-9-86
ITEM: #86
Property Owner: Ralph Coxon, et ux
Location: SE/S Old York Road, 70 feet S centerline West Liberty Rd.
Existing Zoning: B.L. - CR and R.C.2
Proposed Zoning: Special Exception for a service station, which relocates and corrects the special exception granted in Case No. 4483RX for Parcel 1 to properly include the front of the building and site and a Special Exception for a service garage, which relocates and extends the special exception for a service garage granted in Case No. 4483RX originally Parcel 2, to cover the entire B.L. - CR portion of the site except that portion covered herein and a Special Hearing to approve the sale of used cars and trucks as an accessory use to an existing, corrected, and proposed expanded service garage, with the use of an existing accessory structure as the used car sales office and the continuous display of ten or more used motor vehicles; the relocation of and to provide for an access road as originally approved in the B.L. Zone, along the B.L. - CR line, partially within the current R.C. 2 Zone to reach the rear service garage parcel, and the continuance of a parking lot and car storage in the R.C. Zone, also approved in the B.L. Zone; and a use permit for parking in a residential zone to permit parking for the service station and service garage with accessory sales of used cars and trucks.

RECEIVED
SEP 15 1986

ZONING OFFICE

My telephone number is (301) 659-1350
Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-462-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. A. Jablon

-2-

September 10, 1986

District: 7th Election District

Dear Mr. Jablon:

On review of the submittal of August 14, 1986 and our files, the State Highway Administration finds that all comments to our letter of 9-25-85 have not been addressed

It is requested the site plan be revised prior to a hearing date being set (see attachment).

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:mas

Attachment

cc: Mr. J. Ogle

Mr. William Hackett
Att: James Dyer
Page 2
September 25, 1985

Highway Administration, Right of Way must be through State Highway Administration Permit with the posting of a bond or Letter of Credit.

Very truly yours,

Charles Lee, Chief
Bureau of Engr. Access Permits
By: George Wittman

CL:GW:mas

cc: J. Ogle

enclosure

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

DECEMBER 2, 1986

Re: Zoning Advisory Meeting of SEPTEMBER 9, 1986
Item # 86
Property Owner: RALPH COXON, et al
Location: SE/S OLD YORK RD. 70'S S. &
WEST LIBERTY RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The unadopted Development Plan was approved by the Planning Board on

(X) Landscaping: Must comply with Baltimore County Landscape Manual.
(X) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

is

(X) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

(X) Additional comments:
(X) LANDSCAPE MANUAL, SEC. V, A. 3, STATES IN PART:
"INCREASES IN THE FLOOR AREA OF LESS THAN 50% SHALL REQUIRE THAT THE PORTION OF THE SITE IMPACTED CONFORM TO THE STANDARDS IN THIS MANUAL."

(X) FOR LANDSCAPE REQUIREMENTS CONTACT: MR. ANERY HARDEN 494-3335

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

October 2, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 86 -ZAC-
Property Owner: Meeting of September 9, 1986
Location: Ralph Coxon, et ux
SE/S Old York Road, 70 feet S centerline
West Liberty Rd.
Existing Zoning: B.L. - CR and R.C. 2
Proposed Zoning: Special Exception for a service station,
which relocates and corrects the special
exception granted in Case No. 4483RX for
Parcel 1 to properly include the front of
the building and site and a Special Exception
for a service garage, which relocates and
extends the special exception for a service
garage granted in Case No. 4483RX originally
Parcel 2, to cover the entire B.L. - CR
portion of the site, except that portion
covered herein and a Special Hearing to
approve the sale of used cars and trucks as
an accessory use to an existing, corrected,
and proposed expanded service garage, with the
use of an existing accessory structure as the
used car sales office and the continuous
display of ten or more used motor vehicles;
the relocation of and to provide for an access
road as originally approved in the B.L. Zone,
along the B.L. - CR line, partially within
the current R.C. 2 Zone, to reach the rear
service garage parcel, and the continuance
of a parking lot and car storage in the
R.C. 2 Zone, also approved in the B.L. Zone;
and a use permit for parking in a residential
zone to permit parking for the service station
and service garage with accessory sales of
used cars and trucks.

Mr. Arnold Jablon
Item No. 86

2

October 2, 1986

Area:
District:

7th Election District

Dear Mr. Jablon:

This site should be required to meet all standards of the B.C.Z.C.
405.4 page 159-160.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

PETITIONS FOR SPECIAL EXCEPTION AND SPECIAL HEARING
LOCATION: Southeast Side of Old York Road 70 feet South of the Centerline of West Liberty Road
DATE AND TIME: Tuesday, December 30, 1986, at 11:00 a.m.
PUBLIC HEARING: Chesapeake County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and "Ordinance No. 111-86" of Baltimore County, will hold a public hearing on the Special Exception for a service station, which relocates and corrects the special exception granted in Case No. 4483RX for Parcel 1 to properly include the front of the building and site and a Special Exception for a service garage, which relocates and extends the special exception for a service garage granted in Case No. 4483RX originally Parcel 2, to cover the entire B.L. - CR portion of the site, except that portion covered herein and a Special Hearing to approve the sale of used cars and trucks as an accessory use to an existing, corrected, and proposed expanded service garage, with the use of an existing accessory structure as the used car sales office and the continuous display of ten or more used motor vehicles; the relocation of and to provide for an access road as originally approved in the B.L. Zone, along the B.L. - CR line, partially within the current R.C. 2 Zone, to reach the rear service garage parcel, and the continuance of a parking lot and car storage in the R.C. 2 Zone, also approved in the B.L. Zone; and a use permit for parking in a residential zone to permit parking for the service station and service garage with accessory sales of used cars and trucks.
Being the property of Ralph Coxon, et ux, as shown on the plan filed with the Planning Office.
In the hearing, the Zoning Commissioner will receive and consider all written testimony and evidence presented in support of or in opposition to the Special Exception and Special Hearing.
The Zoning Commissioner will grant or deny the Special Exception and Special Hearing within the thirty (30) day period following the date of the hearing.
If the Zoning Commissioner grants the Special Exception and Special Hearing, a building permit may be issued within the thirty (30) day period following the date of the hearing.
If the Zoning Commissioner denies the Special Exception and Special Hearing, the applicant may appeal the decision to the Circuit Court of Baltimore County within the thirty (30) day period following the date of the hearing.
BY ORDER OF THE ZONING COMMISSIONER OF BALTIMORE COUNTY
MICHAEL S. FLANIGAN
Traffic Engineer Associate II

PAPERS OF MARYLAND, INC.

r. Md., Dec. 11, 1986
annexed. Req. #198156 P.O. #84130
successive weeks/days previous
number, 19.86, in the
s, a daily newspaper published
minster, Carroll County, Maryland.
a weekly newspaper published
in Baltimore County, Maryland.
a weekly newspaper published
in Baltimore County, Maryland.
PAPERS OF MARYLAND, INC.
er James Keefe

QUICK LETTER 9/22 Carl has reviewed with us - we are awaiting new description
as of this date 9/22 9M - To Hold 46)

Mr. John Dewey, R.L.S., 16350 Matthews Rd., Monkton, Md. 21111

NOLAN, PLUMHOFF & WILLIAMS, CHARTERED
204 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204
PHONE (301) 823-7800

Mr. Mrs. Ralph Coxon, 2070 W. Liberty Rd., White Hall, Md. 21161

DATE August 21, 1986
SUBJECT Complete filing package
for the Coxon Property, Special
Exceptions and Special Hearing
- for filing
Dear Carl:
Per our phone conversation and your review with John Dewey,
please find enclosed the following:
1. Three (3) Petitions for Special Exceptions and Special Hearing
concerning this five (5) acre site set out therein.
2. Five (5) plans dated August 14, 1986, by Mr. Dewey.
3. Seven (7) descriptions, of 4 different types of relief sought.
I know that you have reviewed these carefully with
John Dewey, but I would like to review them in detail with
you before the case is advertised and posted. Our check for
\$200.00 is also enclosed. Please advise me of the item number.
Best regards. Thanks. Sincerely, Newton